



2203

South Ferrisburg Court
Sugar Land, Texas 77478

3 BEDS | 2 BATH | 1,737 SqFt | \$355,000

Nestled in a peaceful Sugar Land cul-de-sac, this beautifully updated home features a large lot, renovated kitchen, spacious living areas, and a primary suite with pool views. Enjoy a sparkling pool, new decking, and low-maintenance turf.



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Improvements

- 2025: New dishwasher
- 2025: New electrical installed under kitchen sink
- 2025: Hardwired security system with 360° exterior camera coverage & a new Brinks panel inside
- 2025: New pool vacuum & pool robot
- 2024: Flooring replaced throughout entire home
- 2024: Entire home painted inside and out
- 2024: Epoxied garage floor & paint
- 2024: Pool deck resurfaced
- 2024: Grading to improve drainage & turf added to backyard (7k)
- 2024: Foundation had a full lift with piers added / warranty provided
- 2024: New 30 year composition roof
- 2023: New HVAC System
- 2022: Quarts counter tops & new cabinetry





Natural light highlights new flooring throughout. The renovated kitchen, with quartz countertops and new cabinetry, flows seamlessly into the living and dining areas. Enjoy a spacious dining room with an office nook, plus stylish bedrooms and elegant baths.







Highlights

- **Desirable Neighborhood Amenities – Clubhouse, picnic area, walking path, and playground**
- **Enhanced Security & Safety – Schools located within the neighborhood**
- **Beautifully Maintained Community – Well-kept homes and manicured yards**
- **Welcoming Atmosphere – Friendly neighbors and kids playing outdoors**
- **Spacious Floor Plan – Open and functional layout**
- **Great for Entertaining – Ideal indoor and outdoor spaces for gatherings**
- **Ample Storage – Plenty of room to keep things organized**





Sugar Land, TX

Top Things to do Near Your New Home

1. Sugar Land Town Square – Shops, restaurants, and live events.
2. Houston Museum of Natural Science – Fossils, an aquarium, and interactive exhibits.
3. Constellation Field – Home of the Space Cowboys, plus concerts and events.
4. Smart Financial Centre – Concerts, comedy shows, and cultural performances.
5. Sugar Land Memorial Park – Trails, picnic areas, and a fishing lake.
6. First Colony Mall – Shopping, dining, and entertainment.
7. Cullinan Park – Hiking, birdwatching, and nature views.
8. Fort Bend Children's Discovery Center – Hands-on exhibits for kids.
9. Oyster Creek Park – Walking trails, a pond, and scenic spots.
10. Altitude Trampoline Park – Trampolines, dodgeball, and freestyle jumping.
11. A great mix of entertainment, shopping, and outdoor fun nearby! Let me know if you'd like more details.



NEIGHBORHOOD GUIDE

*Your new home is close to all the essentials and popular spots.
Here are a few of our top recommendations in the area.*



Restaurants

- Escalante's Fine Tex-Mex & Tequila
- apaneiro's Sushi Bistro & Latin Grill
- State Fare Kitchen & Bar
- B.B. Italia Bistro & Bar
- The Rouxpour Restaurant & Bar
- Pho Viet & seafood

Bars + Coffee

- BlendIn Coffee Club
- Day 6 Coffee Co.
- Qahwah House
- Flying Saucer Draught Emporium
- Big Ben Tavern
- The Sugar Refinery

Health + Wellness

- Lifetime Fitness
- YogaWorks Sugar Land
- The Float Spot
- Serene Wax Boutique & Spa
- Pure Barre
- Whole Health Center Houston
- CycleBar

Shops + Essentials

- HEB
- Whole Foods Market
- Sugarland Town Square
- Aldi
- Trader Joe's

Activities

- Oyster Creek Park
- Cullinan Park
- Altitude Trampoline Park
- Art Museum TX
- Smart Financial Center
- Farmer's Market at Imperial (Sat 9AM-1PM)

Salons + Services

- Salon Eben and Day Spa
- Strands Hair & Nail Salon
- Hand & Stone Massage and Facial Spa
- European Wax Center
- Amazing Lash Studio



This is not intended to solicit a currently listed home.
Information is deemed reliable, but not guaranteed.





WE BELIEVE IN BUILDING LONG-TERM RELATIONSHIPS BASED ON TRUST, INTEGRITY, AND EXCEPTIONAL CUSTOMER SERVICE. WE GO ABOVE AND BEYOND TO EXCEED EXPECTATIONS AND ENSURE THAT OUR CLIENTS' GOALS ARE NOT ONLY MET BUT SURPASSED.



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